

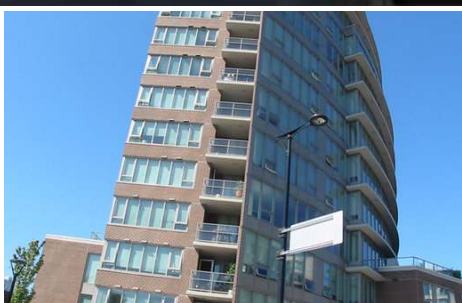
BUILDING BROCHURE

THE MAYNARDS BLOCK - 445 2ND BUILDING

445 WEST 2nd Ave. · Vancouver, BC V5Y 1E3 · False Creek



Scan to view online



2 FOR SALE
FROM \$809,000

10 SOLD · 12 MO
\$492,000–\$1,060,000


12-MO SOLD TREND
19.4

Unit Mix

Studio 5 units 418 – 455 sf from \$469,000	1 Bedroom 57 units 463 – 889 sf from \$502,000	2 Bedroom 20 units 769 – 1,492 sf from \$788,800
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For Sale in The Maynards Block - 445 2nd Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$999,990	1 / 2	830 sf	\$1,205	310 429 W 2ND AVENUE
\$809,000	1 / 1	766 sf	\$1,056	1209 445 W 2ND AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$983,000	2 / 2ba	1096 sf	\$897	2026-04-17
\$670,000	1 / 1ba	620 sf	\$1,081	2026-04-12
\$502,000	1 / 1ba	488 sf	\$1,029	2026-02-25
\$650,000	1 / 1ba	692 sf	\$939	2026-02-21

Value & Financing

Price Positioning \$1130 /sq ft Active listings here average \$1130/sf vs \$1133/sf across False Creek. In line with the area	Mortgage Snapshot \$3,875 /mo Entry price (from) \$809,000 20% down payment \$161,800 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 2012	LEVELS 13	SUITES 254	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN EPS984	DEVELOPER Aquilini Investment Group
MANAGEMENT Rancho Management Services (b.c.) Ltd.			

Overview

Maynards Block - 445 West 2nd Avenue, Vancouver, BC V5Y 1E3, 13 levels, 254 units, crossing roads: West 2nd Avenue & Wylie Street. With an ideal location at Southeast False Creek with panoramic views in every direction, Maynards Block is an impressive and iconic architectural statement with the historic bricks of Maynards Auctioneers building at 429 West 2nd Avenue and a curved wall that looks like a boat sail. Maynards Block project is developed, designed and marketed by a team of award-winning professionals: Aquilini Investment Group, Michelange Panzini Architets and Buttjes Architecture Inc., and Rennie Marketing System.

The three towers are designed at differing heights: 10-level North Building 1919 Wyle Street , 13-level West Building 445 W. 2nd Avenue, and the 4-level Heritage Building 429 West 2nd Avenue. To support a varied number of housing types, Maynards Block includes studio, one and two bedroom + den + solarium condos ranging from 426 to Rennie Marketing Systems, 809 sq. ft., multi-level town homes and lofts from 1,400 to 1838 sq. ft, as well as Rennie Marketing Systems, 600 square feet of commercial spaces on the bottom two levels.

Contemporary interiors feature open-plan layouts, wide plank flooring, and spa-inspired bathrooms and gourmet kitchens with granite countertops, sleek tile backsplash, stainless steel appliances, modern cabinets, and tile floors. Expansive floor-to-ceiling windows allow you to start and finish your day with sweeping panoramas of the city and False Creek. Residents also can enjoy the building amenities including fully-equipped exercise room, great room lounge, podium terrace, and beautiful urban agricultural garden plots.

Maynards Block is right across from the Olympic Village Canada Line SkyTrain Station, blocks away from False Creek Seawall, Canadian Tire, London Drugs, Best Buy, and new Southeast False Creek Community Centre, and within walking distance to Granville Island, Charleson Park, and Vancouver General Hospital. Also, Maynards Block condos are located just a 5-minute drive to Downtown Vancouver.

Crossroads are Cambie Street and West 2nd Avenue.

Amenities & Features

- | | |
|--------------------|------------|
| ✓ Club House | ✓ Elevator |
| ✓ Exercise Centre | ✓ Garden |
| ✓ In Suite Laundry | ✓ Storage |

Maintenance Fees Include

- | | |
|-------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
|-------------|------------------|

- ✓ Gardening
- ✓ Management

- ✓ Hot Water
- ✓ Recreation Facility

Location



Neighbourhood & Walkability — False Creek

The south shore of False Creek has had quite a diverse history of land uses since its founding. South False Creek went from being an industrial park, in the late 1800s and early 1900s, to being the populous residential area that it is today. The north shore of False Creek, on the downtown peninsula, has undergone multiple stages of development since its purchase by the province from the Canadian Pacific Railway in the early 1980s. Before the BC Cabinet bought the land of Nort...

Full Walk Score® at [walkscore.com](https://www.walkscore.com).



Les Twarog

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